

**PLANNING COMMISSION
WILLIAMSBURG, VIRGINIA
AGENDA
Wednesday, March 14, 2007**

The meeting will be called to order in the Council Chamber of the Stryker Building, 412 North Boundary Street on Wednesday, February 14, 2007, at 3:30 p.m.

Roll Call

Approval of Minutes of February 14, 2007

1. CONSENT AGENDA ITEMS

Consent agenda items are marked with a ►. An item may be removed from the consent agenda by a request of any member of the Commission.

2. PUBLIC HEARINGS

PCR #07-008 Comprehensive Plan Implementation: Amend the Zoning Ordinance, Downtown Business District B-1, to revise the residential density from 14 dwelling units/net acre by right to 8 dwelling units/net acre by right, and up to 22 dwelling units/net acre with a special use permit approved by City Council. A maximum of 10 units would be allowed on an individual lot.

PCR #07-009 Comprehensive Plan Implementation: Rezone approximately 5.34 acres to B-1 Downtown Business District for the following properties that are designated by the 2006 Comprehensive Plan as Downtown Commercial land use.

- (A) 314 Prince George Street from RDT to B-1.
- (B) 203 Armistead Avenue, 514 and 528-1 Scotland Street, and 218 and 220 North Boundary Street from LB-1 Limited Business Downtown District to B-1.
- (C) 205, 215 and 227 Richmond Road; 196 Armistead Avenue; and 616 Prince George Street (the northwest corner of Richmond Road and Armistead Avenue) from RDT Downtown Residential District to B-1.
- (D) 613 Scotland Street (Blayton Building) from RDT and B-1 Conditional to RDT and B-1. This property fronts on Scotland Street between the Blayton Building and the First Baptist Church parking lot.
- (E) 747 Scotland Street from RS-2 to B-1. This property is a part of the Braxton Court Redevelopment Project.

PCR #07-010 Comprehensive Plan Implementation: Amend the Zoning Ordinance, Limited Business Downtown District LB-1, to increase the residential density from 8 dwelling units/net acre to up to 22 dwelling units/net acre with a special use permit approved by City Council. A maximum of 10 dwelling units would be allowed on an individual lot.

PCR #07-011 Comprehensive Plan Implementation: Amend the Zoning Ordinance to extend the Downtown Parking District west from North Boundary Street to the Delly corner at Scotland Street and Richmond Road to allow the development of new businesses without requiring additional off-street parking.

PCR #07-012 Comprehensive Plan Implementation: Amend the Zoning Ordinance, Downtown Residential District RDT, to require a transitional screening buffer when duplex and multifamily dwellings are adjacent to a lot in a single family PUD District.

PCR #07-013: Request of S.L. Nusbaum Realty Co. to rezone approximately 14.88 acres at 1440 and 1450 Quarterpath Road (northwest corner of Route 199 and Quarterpath Road) from RS-1 Single Family Dwelling District to ED Economic Development District Conditional (with proffers). It is proposed to build the Quarterpath Crossing Shopping Center with 100,000 to 125,000 square feet of floor area.

PCR #07-014 Comprehensive Plan Implementation: Amend the Zoning Ordinance, ED Economic Development District, by adding provisions allowing modifications to the vegetation and width of a required greenbelt adjacent to retail and other commercial use when such modifications are reasonably necessary to provide the visibility needed for these uses, and when such modifications preserve the landscaped and tree-lined character of the greenbelt street. A special use permit, approved by City Council, would be required.

3. **OPEN FORUM**
4. **SITE PLANS AND SUBDIVISIONS**
5. **OLD BUSINESS**
6. **NEW BUSINESS**
7. **OTHER**
8. **INFORMATION ITEMS**

Report from City Council
Planning Department Monthly Report
Monthly Financial Statement

9. **PUBLIC HEARINGS SCHEDULED FOR APRIL 18, 2007**

PCR #07-003: Request of Armistead House, LLC for a special use permit for an inn with up to eight bedrooms at 320 North Henry Street. The property is zoned LB-1 Limited Business Downtown District.

PCR #07-015: Request of Richard and Pamela Arms for a special use permit to allow ministorage warehouses at 5151 thru 5241 Mooretown Road. The project consists of four buildings of four stories to be constructed in four phases. The properties are zoned B-2 Corridor Business District.

Next Work Session

Work Session on Wednesday, March 28, 2007, at 4:00 p.m. at the Municipal Building, 401 Lafayette Street. The topic will be hotel and motel regulations.

***Comprehensive Plan Implementation Work Sessions
Cancelled***

The Comprehensive Plan Implementation Work Sessions previously scheduled have been cancelled and will be rescheduled when City Council has made its decision on the Center City North issues. These will cover the following topics:

- Richmond Road and Penniman Road Mixed Use Areas (new LB-2 District).*
- Shopping Centers Area (revise B-3 District).*
- Medium Density Single Family Areas (Wales Subdivision and West Williamsburg Area)*

These work sessions were previously scheduled for February 28, March 28, and April 25 at 4:00 p.m. at the Municipal Building.

Citizens will be notified when these work sessions have been rescheduled.